



TOWN OF WEST HARTFORD

DEPARTMENT OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
TOWN OF WEST HARTFORD
50 SOUTH MAIN STREET
WEST HARTFORD, CT 06107-2431
TEL: 860.561.7555 FAX: 860.561.7504
www.westhartfordct.gov

PERMIT APPLICATION FOR INLAND WETLANDS & WATERCOURSES
ACTIVITY: (check one of the following)

☐ MAP AMENDMENT

☒ REGULATED ACTIVITY

FOR OFFICE USE ONLY

File #: 1074

Date Received: 11-16-17

Street Address of Proposed Activity: 196 Mountain Road

Zone: _____ Acreage/Lot Area: _____ Parcel/Lot#: _____

Application Fee: \$170. Surcharge Fee: 60. Affidavit Fee: —

Applicant's Interest in Property: OWNER

Brief Description of Proposed Activity: Decks and stairs - approximately 516 sqft total
Extension over GARAGE w/ APPROX 220 sqft
RELATED DOCK (ADJACENT) AND SAND LOWER DECK

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and Staff inspections of the site. Note: Notice is hereby given the Connecticut Department of Public Health must be notified by applicants for any project located within a public water supply aquifer protection area or watershed area. (CTDPII website at <http://www.dph.state.ct.us>)

Parick E. Day

Record Owner's Name

196 Mountain Road

Street

West Hartford, CT

City

State

06107

860-561-4675

Telephone #

SAME

Applicant's Name

Street

City

State

Zip

Telephone #

Contact Person:

SAME, Mary Ann Cino (Wife)

Name

Street

City

State

Zip

SAME

Telephone #

UMFA334PED @SBC GLOBAL.NET

Email Address

+ Along w/ P

CEC 11/27/17

JENNIFER MORGENTHAU ARCHITECT

November 21, 2017

Via: Email

Prepared for: Patrick Daly & Mary Ann Cino
196 Mountain Road
West Hartford, CT 06107



RE: Proposal Narrative
Project #218 Bedroom Addition & New Deck
196 Mountain Road, West Hartford, CT

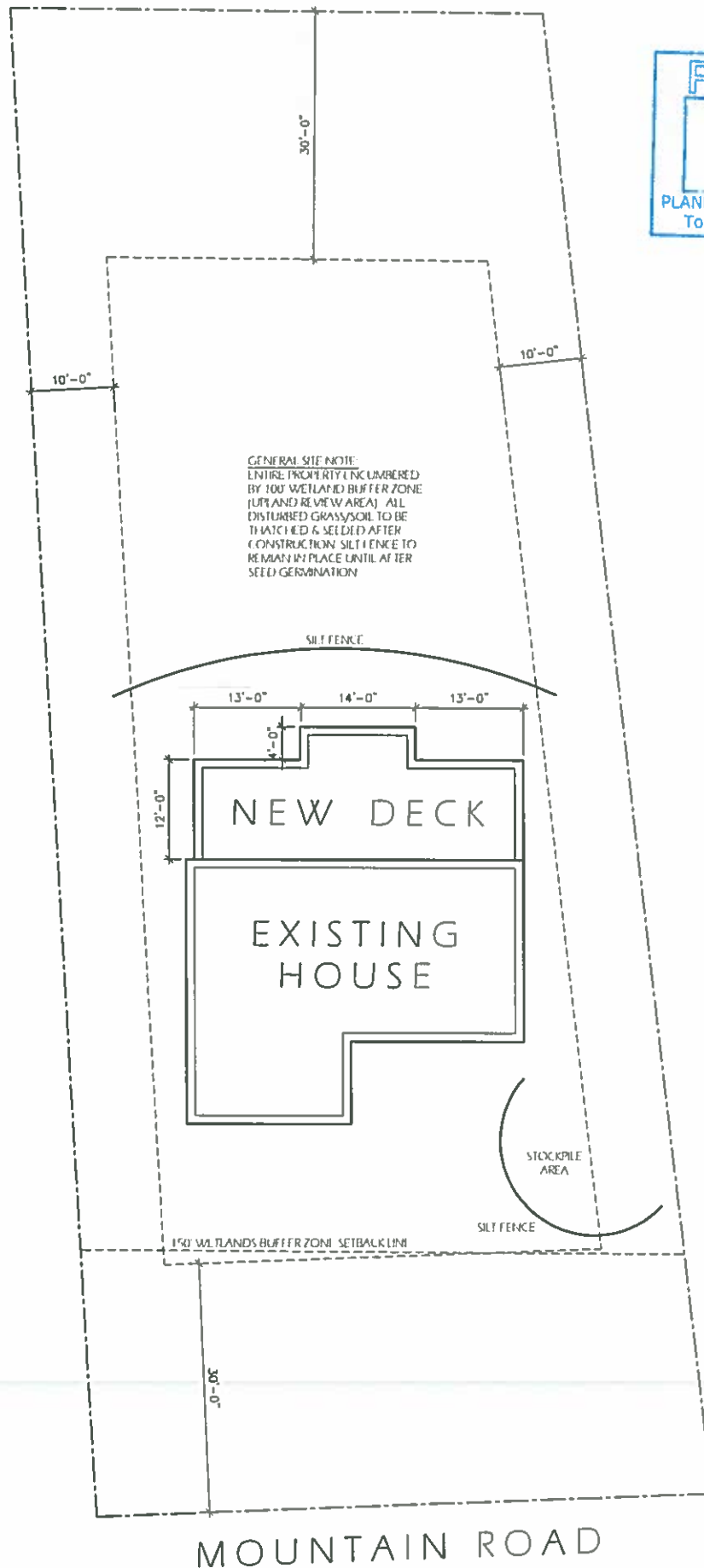
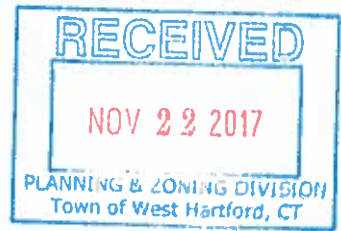
Patrick Daly & Mary Ann Cino are proposing to build a new bedroom addition over the existing garage (therefore not increasing the building footprint) and a new upper and lower deck at the rear side of the existing house. The proposed upper deck will be 13'-0" X 12'-0" directly next to the proposed lower deck which will be 27'-0" X 12'-0" with a stair at the rear of the lower deck. The size and shape of the new deck footprint can be found on the site plan accompanying this narrative.

Two trees directly adjacent to the rear of the house will be removed, along with several bushes and brush next to the rear of the house to accommodate the new deck. No other trees will be touched. The property has a fully developed backyard, with grass and landscaped areas. Photos of the property accompany this narrative.

The only machine that will be used is a small Bobcat mini excavator to dig 10 piers 42" deep for the new deck. All excess dirt/soil will be removed from the property. All other building materials will be hand carried to the rear of the house. The contractor will stockpile materials next to the existing driveway at the front of the house and enter/exit the backyard along the right side of the house (next to the garage) to minimize foot traffic on the property.

A proper silt fence will be placed around the construction site at the rear of the house and around the stockpile area next to the driveway as indicated on the accompanying site plan. All excess dirt/soil and any materials (demolition of trees, shrubs, brush, etc.) will be removed by the contractor and disposed of correctly off-site.

This project should not have any environmental impact. The bedroom addition is within the existing house and the new deck minimally disturbs the existing rear yard within 12'-0" of the house. An alternative to traditional concrete pier footings would be Techno-Metal posts/Helical Piles that are drilled into the ground with very minimal disturbance.



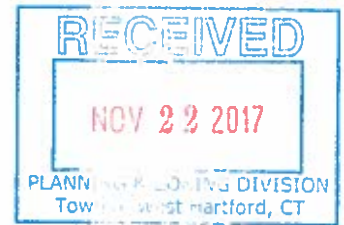
JENNIFER MORGENTHAU ARCHITECT

Contact Info:

Owner: Patrick Daly & Mary Ann Cino
(860) 561-4675
vmfa334ped@sbcglobal.net
maryanncino@sbcglobal.net

Architect: Jennifer Morgenthau Architect, LLC
Jennifer Morgenthau
(860) 436-4870
Jenni.morgenthau@jmahomedesign.com

Contractor: QSH Home Improvement, LLC
Nelson Menjivar
(860) 244-3302
homeservicesllc@gmail.com



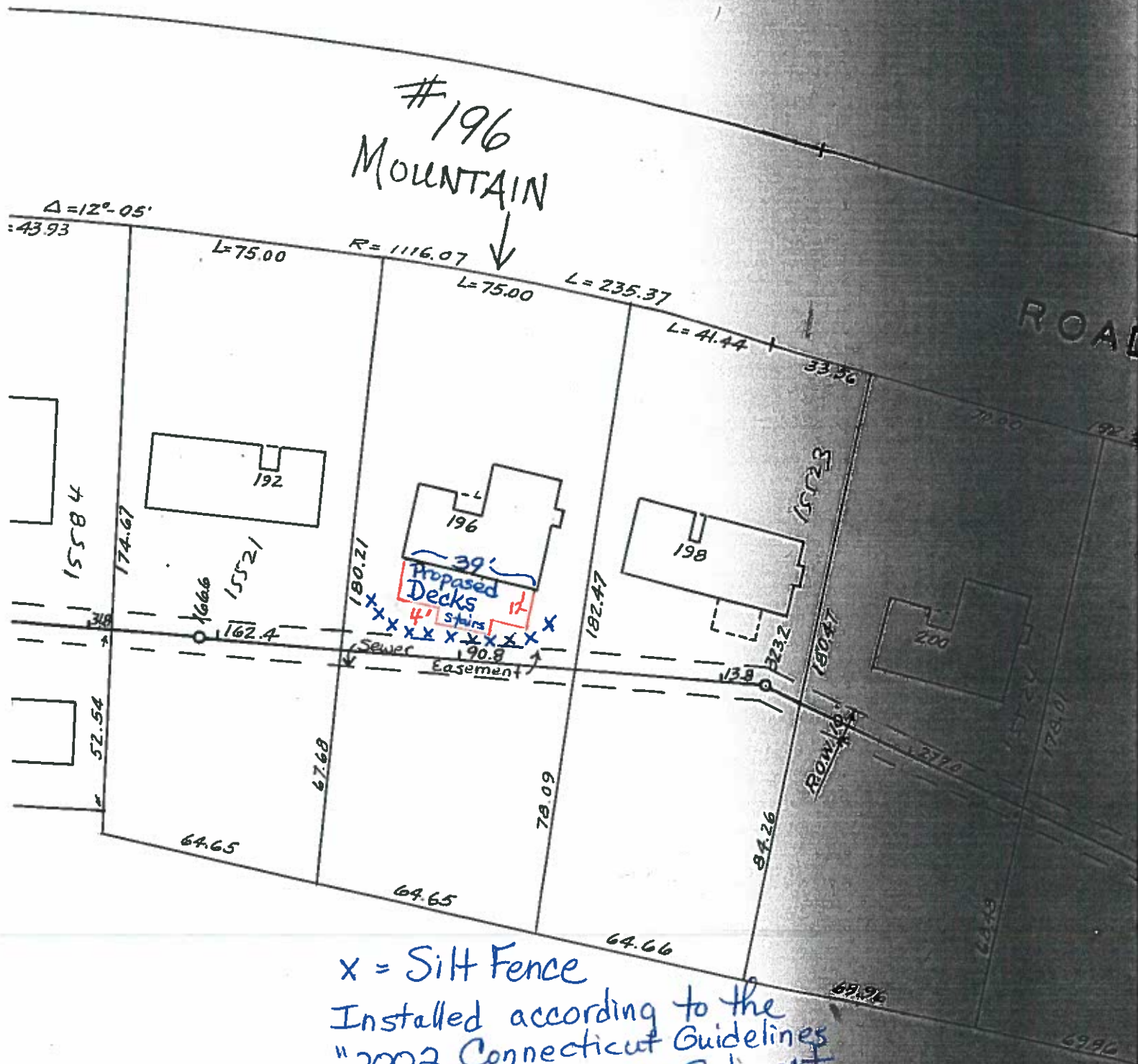
Please feel free to contact the owner, architect or contractor with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Jenni Morgenthau", with a stylized flourish at the end.

Jennifer K. Morgenthau, AIA

Map dated 1963
C835



x = Silt Fence
Installed according to the
"2002 Connecticut Guidelines
for Soil Erosion + Sediment
Control, as amended."

Scale
1" = 40'

196 Mountain Road, West Hartford, CT

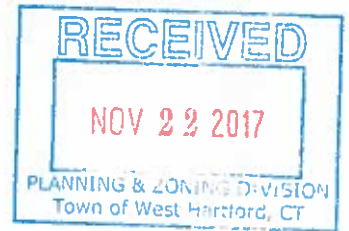


Photo #1 – Rear Yard



Phot #2 – Front Yard



Photos #3 & #4 – Brush & Trees to be removed





Tree to be removed.



Catherine Dorau

From: Pat Daly <vmfa334ped@sbcglobal.net>
Sent: Monday, November 20, 2017 11:18 AM
To: Catherine Dorau; Jennifer Morgenthau
Subject: Fwd: Pictures of 196 Mountain Road, re proposed construction

Sent from my iPhone

Begin forwarded message:

From: Pat Daly <vmfa334ped@sbcglobal.net>
Date: November 20, 2017 at 11:12:55 AM EST
To: vmfa334ped@sbcglobal.net
Subject: Pictures of 196 Mountain Road, re proposed construction

Here are photos I took this morning of the front of the house as well as one taken from the basement back door looking toward the back of the property.



